

From: Ralph.I.Morita@hawaii.gov
To: Miyamoto, Faith
CC: Russ.K.Saito@hawaii.gov; ErnestLau@hawaii.gov; Morris.M.Atta@hawaii.gov; Gavin.G.Chun@hawaii.gov; chris.kinimaka@hawaii.gov; david.c.deponte@hawaii.gov
Sent: 6/9/2010 5:24:53 PM
Subject: Re: Aloha Stadium - Honolulu High-Capacity Transit Corridor (HHCTC) Project [Update Status on Revisions to Draft Easement Document for CCH-DTS]
Attachments: Aloha Stadium_Guideway Columns.pdf; ATT950765.gif; ATT950766.gif; Easement for Rail DOI-NPS edits 3-10-10-ck rev.doc; Easement for Rail.draft(12-28-09).doc; Pages from Aloha Stadium with deed restriction on ROW.pdf

Faith Miyamoto (CCH-DTS) FYI: Thanks for all of your reference info on this matter; as requested, I will follow up with Morris Atta/Gavin Chun (DLNR-Land Management Division staff) on the status of revisions to the draft easement document that (I think) is attached to the E-Mail Message on Revised Easement Document (highlighted below by **dark green lettering**)

E-Mail Message on Revised Easement Document (highlighted below by **dark green lettering**) and E-Mail Message on Aloha Stadium "Loss of Parking Stall Revenues" (highlighted below by **dark magenta lettering**) are provided for general reference purposes.

Please note that for this purpose, DAGS-PB staff will also need "clarifications" from the City and County of Honolulu, Department of Transportation (CCH-DTS) on the following GENERAL ISSUES **[NOTE: It is anticipated CCH-DTS "clarifications" will need to be incorporated into the revised easement document (or lease agreement) for the CCH Honolulu High-Capacity Transit Corridor (HHCTC) project, to address comments in the U.S. National Park Services e-mail message dated 10/01/09 that are highlighted by red lettering in the E-Mail Threads (September 2009 to December 2009) and State Comptroller Russ Saito's comments in the e-mail message dated May 21, 2010 that are highlighted by blue lettering in the E-Mail Threads (January 2010 to May 2010)]**

1. WHY the CCH "Park-and-Ride"/bus transfer station is an "integral component" of proposed developments for the CCH-HHCTC project.
2. HOW the CCH-DTS "Park-and-Rdie/bus transfer station will support "recreational purposes" of Aloha Stadium events (especially if tour buses, shuttles, etc contracted through the Aloha Stadium management will not be allowed to use this CCH-DTS bus transfer station for "drop-off/pick-up" purposes), in accordance with the U.S. National Park .Services (NPS) e-mail message comments highlighted below by **red lettering** and excerpted as follows: **"the ground area/parking lot (need to continue) to be used for stadium related events and not (be) curtailed in that use by the use of the lot for general transportation purposes"**
3. WHAT the CCH-DTS is proposing for use of the 500 paved and striped parking stalls to be created on the Aloha Stadium's Kam Lot parcel for the "Park-and-Ride" operations when there is no Aloha Stadium event and ... when there is a Stadium event with discussions on how quickly this will happen
4. HOW the CCH-DTS is proposing to address financial impacts (loss of parking revenues) related to Aloha Stadium events, which include permanent loss of ~600 parking stalls and possible loss of ~500 parking stalls due to the CCH-DTS "Park-and-Ride" operations

[NOTE: To start up preliminary discussions between DAGS-PB and CCH-DTS staff on issue no. 4, Aloha Stadium revenues generated from the Kam Lot over the last 5 years is provided for your reference and use; see E-Mail Message on Aloha Stadium "Loss of Parking Stall Revenues" (highlighted below by **dark magenta lettering)]**

Please call me at 586-0500 if there are any questions on this matter; Ralph Morita, DAGS-PB, Chief

E-Mail Message on Aloha Stadium "Loss of Parking Stall Revenues"

Ralph I Morita/DAGS/StateHiUS

To Russ K Saito/DAGS/StateHiUS@StateHiUS

05/26/2010 04:30 PM

AR00102488

cc Ernest Y Lau/DAGS/StateHiUS@StateHiUS, Scott L Chan/DAGS/StateHiUS@StateHiUS,
Lois M Manin/DAGS/StateHiUS@StateHiUS, Chris Kinimaka/dags@dags, Clarence K
Kubo/dags@dags, David C DePonte/dags@dags, Morris M Atta/DLNR
/StateHiUS@StateHiUS, Gavin G Chun/DLNR/StateHiUS@StateHiUS
Subject RE: Aloha Stadium, Easement (or Lease Agreement) for CCH Mass Transit Project /
Kamehameha Parking Lot Revenues



Russ Saito (State Comptroller) FYI: attached below for your info and reference is the Aloha Stadium e-mail message with revenues for the Kam Lot; it is noted that:

- As previously discussed, DAGS-PB staff will use this info as the preliminary basis for setting proposed annual payments to the Aloha Stadium (such as \$47,500 average a year) for the pending easement document (or lease agreement, which ever DLNR staff feel is appropriate) that is being requested for the City and County of Honolulu (CCH), Mass Transit Project;
- The last presentation on the CCH Mass Transit Project that was made to DAGS and Aloha Stadium staff was based on: (1) a Mass Transit Station with ~500 paved parking stalls for a "Park-and-Ride" operation + Bus Depot / Turn-Around facility + pedestrian walkway on the Kam Lot; and (2) structural support columns within portions of the Aloha Stadium parcel along Kamehameha Highway; accordingly:
 - It is anticipated the easement document (or lease agreement) will involve: the Kam Lot parcel in entirety; + other Aloha Stadium parking stalls within the Aloha Stadium parcel along Kamehameha Highway that will be "permanently lost" because of structural support columns;
 - CCH annual payments to the Aloha Stadium is to be in lieu of the CCH submitting a proposal (subject to Aloha Stadium concurrence) that will ensure Aloha Stadium management use of ~600 parking stalls on the Kam Lot for future Aloha Stadium events + compensation for ~500 parking stalls that will be "permanently lost" because of the proposed CCH Mass Transit project.

Please call me if there are any questions on this matter; Ralph Morita, DAGS-PB, Chief

----- Forwarded by Ralph I Morita/DAGS/StateHiUS on 05/26/2010 01:59 PM -----

Lois M Manin/DAGS/StateHiUS

To Ralph I Morita/DAGS/StateHiUS@StateHiUS

cc Scott L Chan/DAGS/StateHiUS@StateHiUS

05/26/2010 09:15 AM

Subject Kamehameha Parking Lot Revenues

Aloha Ralph,

Scott has asked me to forward you these numbers for the Kamehameha Lot Revenues in his absence. Please let me know if you need any additional information.

Thank You,
Lois

KAMEHAMEHA LOT REVENUES (Last Five Years)

2005 = \$36,525
2006 = \$55,815
2007 = \$44,645
2008 = \$46,760
2009 = \$53,755
TOTAL = \$237,500

E-Mail Message on Revised Easement Document

Chris Kinimaka/dags@DAGS

To Russ K Saito/DAGS/StateHiUS@StateHiUS

05/20/2010 04:34 PM

cc Ralph I Morita/DAGS/StateHiUS@StateHiUS, Ernest Y Lau/DAGS
/StateHiUS@StateHiUS, David C DePonte/dags@dags

Subject Aloha Stadium Easement

Russ,

The latest easement document we have on file is attached. It contains PB review comments. DLNR is still confirming the status of the easement documents they may have received, and they did advise that BLNR approval will be required.

Aloha,
Chris

E-Mail Threads (January 2010 to May 2010):

"Miyamoto, Faith" <fmiyamoto@honolulu.gov>

To <Ralph.I.Morita@hawaii.gov>

06/09/2010 03:46 PM

cc

Subject FW: Honolulu Rail Project - Aloha Stadium

Hi Ralph –

This is the second of two emails that I am forwarding to you. As I mentioned, it is my understanding that the draft easement document is for DOI use in making its determination that the transit use of the property is in keeping with the recreational use of the property. We would be asking for BLNR action on the easement document after the Record of Decision is issued for the document.

Thanks for your work on this matter.

Faith

From: Russ.K.Saito@hawaii.gov [mailto:Russ.K.Saito@hawaii.gov]

Sent: Friday, May 21, 2010 10:19 AM

To: Miyamoto, Faith

Subject: RE: Honolulu Rail Project - Aloha Stadium

Faith,

AR00102490

The DOI has provided comments on the proposed easement document which we are reviewing. I am checking with DLNR on their comments and to see if the map information (I believe you provided it directly to them) they have is sufficient for their needs. Once we're satisfied, we will get back to you for concurrence and scheduling on the next BLNR meeting. We have been told that the BLNR needs to approve the easement.

By the way, we also need to document the offsets or accommodations we agree on relative to the transit station itself, which involves 600 lost parking spaces, and the 500 striped spaces for the park and ride parking. The presentation to the board needs to cover the elevated rail column footprints, the rail station and the park and ride parking.

Russ

Russ K. Saito
State Comptroller/Director
Department of Accounting and General Services
808-586-0400

From: "Miyamoto, Faith" <fmiyamoto@honolulu.gov>
To: <Russ.K.Saito@hawaii.gov>
Date: 05/21/2010 07:53 AM
Subject: RE: Honolulu Rail Project - Aloha Stadium

Hi Russ –

Following up on my Tuesday email message to you. Have you been able to contact David Siegenthaler to discuss the Federal Lands to Parks determination that we need from him? It has been quite a while since we started this process and as I related to you before, I would like to resolve this matter soon.

Any help you can provide to move this along will be greatly appreciated.

Thanks.

Faith

From: Miyamoto, Faith
Sent: Tuesday, May 18, 2010 5:03 PM
To: 'Russ.K.Saito@hawaii.gov'
Cc: Hamayasu, Toru
Subject: FW: Honolulu Rail Project - Aloha Stadium

Hi Russ –

I am forwarding you a copy of my March 24, 2010 message to you which included the above attachments.

In response to your concern that the location of the transit facilities on the Stadium overflow parking lot would result in a loss of parking revenue, the City is prepared to discuss possible compensation for the loss of revenue at the time when the agreements regarding use of the Stadium property are being prepared.

The other concern that you related was regarding the safe crossing of Salt Lake Boulevard between the Stadium and the overflow parking lot. The attached document that discusses the benefits of rail transit to Aloha Stadium addresses this

issue. The document states that, "On event days, the City will help with crowd control to minimize the impact of heavy pedestrian traffic between the stadium and the station."

I hope that this addresses your remaining questions. Your assistance in expediting the NPS response regarding the Federal lands to parks determination will be greatly appreciated.

Thanks.

Faith

From: Miyamoto, Faith
Sent: Wednesday, March 24, 2010 6:30 PM
To: 'Russ.K.Saito@hawaii.gov'
Cc: 'Zaref, Amy'; 'garritty@pbworld.com'
Subject: Honolulu Rail Project - Aloha Stadium

Hi Russ –

This is to follow-up on our conversation last week regarding the Section 4(f) de minimus impact on Aloha Stadium and the NPS determination regarding transit project use being in keeping with the recreational use of the stadium property. The following is some information regarding each of the determinations that we discussed:

Section 4(f) de minimus determination

De minimus impacts on recreation areas are defined as those that do not "adversely affect the activities, features and attributes" of the Section 4(f) resource, which in this case is the Aloha Stadium. USDOT guidance relates that a parking lot encroachment may be deemed de minimus as long as the public's ability to access and use the site is not reduced. It further goes on to state that de minimus impact findings will satisfy Section 4(f) requirements only. Attached is a copy of the draft text that is intended for inclusion in the Final EIS.

Federal Lands to Parks determination

The requirement that the National Park Service must determine that the proposed transit project use is in keeping with the recreational use of stadium property is independent of the Section 4(f) de minimus impact finding. For Aloha Stadium, the intent is to obtain an easement to use the stadium property and not to acquire the property.

In response to your concerns that there will be a net loss of parking spaces in the overflow lot, attached is an analysis that shows the benefits that the project will provide to the Stadium. Also, attached are notes from our last meeting.

Hope this answers your questions. If you have further questions, please contact me.

Faith Miyamoto
Department of Transportation Services
City & County of Honolulu
(808) 768-8350
fmiyamoto@honolulu.gov

E-Mail Threads (September 2009 to December 30, 2009):

"Miyamoto, Faith" <fmiyamoto@honolulu.gov>

To <Ralph.I.Morita@hawaii.gov>

06/09/2010 03:09 PM

cc

Subject FW: Aloha Stadium - Honolulu High-Capacity Transit Corridor Project

Hi Ralph –

Here is the first of two emails that I will be forwarding to you.

Thanks.

Faith Miyamoto
768-8350

From: Russ.K.Saito@hawaii.gov [mailto:Russ.K.Saito@hawaii.gov]
Sent: Wednesday, December 30, 2009 1:31 AM
To: David_Siegenthaler@nps.gov; tom.doszkocs@gsa.gov
Cc: clark.vanepps@gsa.gov; Miyamoto, Faith; GGreen@hawaii.gov
Subject: Re: Aloha Stadium - Honolulu High-Capacity Transit Corridor Project

David, Tom,

Here is the draft of the Easement Document that will be used for the Honolulu High-Capacity Transit Corridor Project path over the Aloha Stadium site. The Attorney General's Office has not officially approved the document but has provided assistance in its preparation. As a result, it should be substantially close to the final form of the instrument. Also attached are two of the exhibits that Faith Miyamoto provided as possible exhibits for the Easement document for illustrative purposes. Please let me know if this is sufficient for your needs.

Thanks,

Russ

Russ K. Saito
State Comptroller (& Director)
Department of Accounting and General Services
1151 Punchbowl Street, Honolulu, Hawaii, 96813
808-586-0400

Russ K Saito/DAGS/StateHiUS

10/03/2009 03:20 PM

To David_Siegenthaler@nps.gov

cc clark.vanepps@gsa.gov, fmiyamoto@honolulu.gov, GGreen@hawaii.gov

Subject Re: Aloha Stadium - Honolulu High-Capacity Transit Corridor Project [Link](#)

AR00102493

David,

We will inform you of and provide you with the conveyance document as soon as we have agreed upon it. We will try to process it expeditiously.

Russ

David_Siegenthaler@nps.gov

10/01/2009 04:25 PM

To russ.k.saito@hawaii.gov

cc fmiyamoto@honolulu.gov, clark.vanepps@gsa.gov, GGreen@hawaii.gov

Subject Re: Aloha Stadium - Honolulu High-Capacity Transit Corridor Project

Dear Russ et al,

Thank you for the e-mail and letter of September 25 in which you requested NPS concurrence in your determination that the Honolulu Transit Corridor Project, Airport Alternative, is an acceptable transportation improvement that would support the recreational use of Aloha Stadium.

Within the legal and policy parameters of the Federal Lands to Parks Program, grants of easements may be allowed if they will support public access to and use of the park, will not detract from the recreational utility of the park site, and will not prevent the fulfillment of the Program of Utilization for the site. As I see the situation at this point, it appears possible that we could make such a conclusion regarding the elevated transit facility at Aloha Stadium **if the ground area/parking lot continues to be used for stadium related events and is not curtailed in that use by the use of the lot for general transportation purposes.** However, In order to make a final determination in this regard and whether or not it would require a land exchange, we will need to see the instrument granting rights from the State to the City and/or transportation authority for the project. **If property rights are conveyed via an easement, lease, etc. (as I assume must be the case), NPS and GSA must both review and approve such a conveyance.**

Would you please send a copy of the instrument conveying use and access rights to us for our review?

Please let me know if you have any questions.

Thank you,

David Siegenthaler
National Park Service
Pacific West Regional Office
1111 Jackson Street, Suite 700
Oakland, California 94607
Voice: (510) 817-1324

AR00102494

GGreen@hawaii.gov

09/25/2009 07:51
PM

To
David_Siegenthaler@nps.gov

cc
fmiyamoto@honolulu.gov,
Russ.K.Saito@hawaii.gov

Subject
Aloha Stadium - Honolulu
High-Capacity Transit Corridor
Project

In the interest of time, we are e-mailing Comptroller's letter to you (with attachments) requesting your assistance in the above-mentioned project. Hard copy will follow. You may direct any questions to Russ Saito, State Comptroller, at (808) 586-0400 or e-mail russ.k.saito@hawaii.gov.

Regards,

GG Green
Office of the State Comptroller
Dept. of Accounting and General Services
1151 Punchbowl Street
Honolulu, HI 96813
(808) 586-0400 Telephone
(808) 586-0775 Facsimile
ggreen@hawaii.gov

[attachment "NPS Ltr.DSiegenthaler - Aloha Stadium 09.25.2009.pdf" deleted by David Siegenthaler/OAKLAND/NPS] [attachment "11x17map of Aloha Stadium Property.pdf" deleted by David Siegenthaler/OAKLAND/NPS] [attachment "SD2-Aloha Stadium Parking Planning-draft a (2).pdf" deleted by David Siegenthaler/OAKLAND/NPS]